



# PLANNING & ZONING

## AGENDAS & MINUTES

DECEMBER 6, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, DECEMBER 6, 2012, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of November 15, 2012
- IV. Old Business
  1. C/Z #1719 – Castaways Bethany LLC RS
  2. C/Z #1720 – Castaways Bethany LLC RS
  3. C/U #1944 – Castaways Bethany LLC RS
  4. C/U #1946 – Clean Delaware, LLC IGB
  5. C/U #1948 – Sharon L. Sherwood & Van Sherwood IGB
  6. Subdivision # 2005-78 – Delmarva Woodlands Alliance MJ  
Final - Cool Spring Meadows
  7. Subdivision #2006-52 – L. T. Associates MJ  
Final – Senators Phase II
- V. Other Business
  1. Massey's Landing MR/PRC MJ  
Final Record Plan – Road 22 (Long Neck Road)
  2. Shoal Harbor MJ  
Preliminary Multi-Family Site Plan – Rehoboth Avenue

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|----|---|----|
| 3. | Tidewater Utilities, Inc.<br>C/U #1791 Determination of Substantially Underway          | RS |
| 4. | Warren Sumlin<br>C/U #1722 Site Plan – Burton Avenue                                    | MJ |
| 5. | Harold E. Dukes, Jr.<br>Preliminary Commercial Site Plan – Route 9                      | MJ |
| 6. | Float – Ors<br>C/U #1007 Revised Site Plan – Route 54                                   | RS |
| 7. | Subdivision #2007- 45 – Deerfield Meadows, LLC<br>Deerfield Meadows – Amended Condition | RW |

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.  
POSTED: NOVEMBER 26, 2012

OLD BUSINESS

1. C/Z #1719 – application of **CASTAWAYS BETHANY LLC** to amend the Comprehensive Zoning Map from MR Medium Density Residential District to an AR-1 Agricultural Residential District to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 5.00 acres, more or less, on two (2) parcels, lying east of Cedar Neck Road (Road 357) across from Sandy Cove Road (Road 358) (part of Tax Map I.D. 1-34-9.00-21.00/24.00).
2. C/Z #1720 – application of **CASTAWAYS BETHNAY LLC** to amend the Comprehensive Zoning Map from MR Medium Density Residential District to a CR-1 Commercial Residential District to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.02 acres, more or less, lying east of Cedar Neck Road (Road 357) across from Sandy Cove Road (Road 358) (part of Tax Map I.D. 1-34-9.00-21.00).
3. C/U #1944 – application of **CASTAWAYS BETHANY LLC** to consider Conditional Use of land in an C-1 General Commercial District, CR-1 Commercial Residential District, a MR Medium Residential District, and an AR-1 Agricultural Residential District for multi-family dwelling structures, a campground, and an outdoor amusement place, where permitted as conditional uses, to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 38.53 acres, more or less lying east of Cedar Neck Road (Road 357) and across from Sandy Cove Road (Road 358) (Tax Map I.D. 1-34-9.00-21.00 and 24.00).
4. C/U #1946 – application of **CLEAN DELAWARE, LLC** to consider Conditional Use of land in and AR-1 Agricultural Residential District for land application of class “B” sanitary waster, non-sanitary food processing residuals, and potable water iron residuals, to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 259.08 acres, more or less lying on both sides of Road 201 (McColley Road) and north of and across Road 202 (Shockley Road)( Tax Map I.D. 3-30-3.00-7.00 and 3-30-4.00-1.00, 1.01, to 1.04, 1.08 to 1.16, 19.00 and 21.00).

- . 5. C/U #1948 – application of **SHARON L. SHERWOOD AND VAN SHERWOOD** to consider Conditional Use of land in an AR-1 Agricultural Residential District for professional office use, to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 1.03 acres, more or less lying northeast of Route One, 150 feet southeast of Millcreek Court, a private street in Millcreek Manor Subdivision at 16649 Coastal Highway (Tax Map I.D. 3-34-1.00-7.01).
6. Subdivision # 2005-78 application of **COOL SPRING MEADOWS** to consider the Subdivision of land in an AR-1 Agricultural Residential District and GR General Residential District in Indian River Hundred, Sussex County, by dividing 215.23 acres into 226 lots (Cluster Development), located north and south of Road 280, 2,900 feet east of Road 292 (Tax Map I.D. 2-34-5.00-30.00 & 2-34 5.00-33.00).
7. Subdivision #2006-52 application of **L. T. ASSOCIATES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 119.14 acres into 242 lots, (Environmentally Sensitive Developing District Overlay Zone), located southeast of Road 267 and south of Hawkseye and Wolfe Runne Subdivision (Tax Map I.D. 3-35-12.00-3.00 (Portion)).